



REVISED
SEPT 2021
HOUSING ELEMENT

Att #1

Housing Element Organization

The Housing Element of the General Plan is organized into six chapters. Each chapter is further organized into sections that address specific topics described below:

Introduction and Orientation: This initial chapter describes the role and requirements for the Housing Element. The chapter also outlines the Plan's six goals, highlights the Plan's organizational format, describes the Plan's relationship to the City's General Plan as well as plans developed by other City agencies and regional jurisdictions and includes a glossary of terms. This chapter also includes a summary of the outreach completed while developing the draft.

Chapter 1 – Housing Needs Assessment: Provides a comprehensive overview of the City's population, household, and housing stock characteristics, and an analysis of these factors in order to identify housing needs of the variety of household types and special needs across the City. The analysis highlights low rates of housing affordability and the creation and loss of existing low-cost housing. In addition, demographic changes such as the increase in the senior population and decrease in young families and children are assessed. The Chapter also includes the summary of findings for the Housing Element Assessment of Fair Housing (Appendix 1.1) which includes an analysis of the disproportionate housing needs, segregation patterns, and disparities in access to opportunity by race, income, disability and familial status; along actions and programs intended to promote the City's goals of affirmatively furthering fair housing based on prioritized contributing factors.

Chapter 2 – Constraints on Housing Maintenance, Improvement, and Development: Addresses regulations and conditions that constitute constraints to housing production and preservation, including governmental regulations, infrastructure requirements and non-governmental market conditions such as land, construction and labor costs, opposition to housing, and restricted financing availability.

Chapter 3 – Opportunities for Conservation in Residential Development: State Housing Element law requires cities to identify opportunities for energy conservation in residential development. The City has broadened this analysis to include energy conservation, water conservation, alternative energy sources and sustainable development which supports conservation and reduces demand. These efforts reduce development costs and improve the long-term affordability of housing units. The enactment of the LA Green Building Code and other regulations like the Low-Impact Development Ordinance have greatly strengthened City efforts towards sustainability. Specific City programs include providing rebates for energy efficient appliances, shifting the time of energy use, using alternative sources of energy (i.e., solar power), installing green roofs, requiring more sustainable landscaping and site design, and adopting General Plan land use designations and zoning that facilitate higher-density, compact, infill development near transit.

Chapter 4 – Adequate Sites for Housing: State Housing Element law requires the City to show that it has adequate land zoned to accommodate expected population growth. For the 8-year plan period (2014-2021), the number of housing units estimated to be needed in Los Angeles is 456,643. The figure is called the Regional Housing Needs Assessment (RHNA).

This Chapter identifies the City's inventory of land suitable for residential development without the need for any legislative action by the City, identifies additional alternative methods of satisfying the RHNA and identifies the need for rezoning programs to accommodate the RHNA allocation. The analysis demonstrates that, during the 6th cycle, the City has an anticipated unit potential of 230,964 units, of which 72,650 units are Lower Income. As a result, the Plan identifies a need for a Rezoning Program to accommodate 255,415 units. The various rezoning strategies to meet this shortfall, as well as their assumptions, are also included. Finally, the Chapter includes an analysis of both the adequate sites and rezoning inventory's compliance with Affirmatively Furthering Fair Housing (AFFH) requirements, and finds that the rezoning program would substantially improve access to opportunity.

Chapter 5 – Review of the 2006-2014 Housing Element: Preparation of the Housing Element Update included the essential step of evaluating the previous 2006-2014 Housing Element in order to identify progress and evaluate the effectiveness of previous policies and programs. The review shows that building permits were issued for 117,088 new housing units. The City has therefore already met its overall RHNA target of 82,002 units; however, it is not expected to have produced enough housing in the affordable lower and moderate income categories. The review noted progress in increasing affordable housing production, particularly through mixed-income developments and showed that the goals, objectives and policies of the previous Housing Element remain largely relevant and important. This Housing Element Update builds upon them, reconfiguring and refining some of them to better focus the City's strategy. The updates focused on advancing citywide housing priorities that specifically address the housing shortage, advancing racial equity and access to opportunity, protecting Angelenos from displacement, and promoting sustainability and resilience. Similarly, the evaluation of programs provided insight into which efforts were more effective than others. As a result, many programs have been reconfigured so that going forward, more will be accomplished and a more accurate accounting can occur through the Housing Element's Annual Progress Report.

Chapter 6 – Housing Goals, Policies, Objectives and Programs: The objectives, policies and implementation programs under each goal speak to the diverse housing needs across the City. The City's approach to alleviating housing needs and of creating sustainable mixed-use, mixed-income neighborhoods across the City aim to provide opportunities for housing, jobs, transit and basic amenities for all segments of the population. Each program was crafted to meet particular housing needs of the City, whether they are renters or homeowners, or populations with special needs. The goals, objectives and policies are organized around five issues: housing production; housing preservation; livable and sustainable communities; housing opportunities for all; and ending homelessness.



HOLLYWOOD HERITAGE, INC.
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Hollywood, CA 90078
(323) 874-4005 • FAX (323) 465-5993

To the City Council Housing Committee

October 27 Hearing, 2021

CF 21-1203

We have a Housing Element in front of us which recommends upzoning for 1,444,412 housing units in Los Angeles, 75,000 in Hollywood (!!!), without any guarantee of any housing affordability, but with a guarantee of damage to historic buildings. Historic buildings cover 6% of the land area of Los Angeles. Their loss is permanent, an extinction.

This loss can be fairly simply avoided by ADDING A CONDITION from the City Council on this Housing Element. **We request that you add a clear condition on this Element that any implementation in any Community Plan of any upzoning based on this Housing Element be tailored to diminish adverse effects on historic buildings. Its fully possible. Its critical.**

Hollywood Heritage has gone deep into the housing maps and data of both the Hollywood Community Plan and now into this Housing Element. It is clear that the single operative result of this Element is State-mandated “rezoning”—which is upzoning—and this Element sets the stage for justifying upzoning in Hollywood.

Housing Element “next steps” can and must be conditioned to plan for historic buildings and districts: The upzoning recommended here in the Housing Element is 5 times even the RHNA numbers. This was intended by City Planning so that follow-on work in Community Plans has latitude to make “on the ground” decisions and choices. This Housing Element suggests rezoning Grauman’s Chinese Theater as High Density Residential!! Its doubtful that’s a choice anyone could make!

As Hollywood has an historic core with buildings of National level significance, we have an extraordinary responsibility to guide growth appropriately, assist adaptive re-use, and support sustainable existing buildings.

Hollywood Heritage knows that all the goals of the Housing Element and all the numbers and targets—of DOF, SCAG, and RHNA—can be met in Hollywood without destroying a single historic building, and without upzoning a single parcel of land or removing a single D condition. So we know that any upzoning to comply with this Housing Element can be carefully considered

enough to avoid loss of historic buildings and districts. An unprecedented 20% growth of our whole City is mandated by RHNA in the next 8 years (!!!), yet **it is fully possible to work with and around the historic areas.**

Our City has the capability to map all the historic resources—not just its HPOZs—but ALL of them—including CRA area surveyed resources, National and California Register resources, Survey LA.

There is no excuse to skip this needed step and report “unavoidable” adverse impact in the EIR—to fail to try to plan, and to fail at celebrating and protecting resources that are the foundation for our main streets and neighborhoods. It is fully possible to genuinely plan for retention and adaptive re-use, and that will be far more sustainable. This has not yet been done.

It is possible:

1. **Map Housing Element by Community Plan Area and overlay Council Districts:** The public should be seeing readable and truly transparent maps of the identified historic buildings and districts, presented Community Plan area, OVERLAIN on the proposed upzoning. Maps have many identified landmarks missing and are at a scale that is unreadable, impossible now to use as a guide for Council Offices to evaluate the recommendations).
2. **Quantify RHNA mandates and assumptions:** These are triggering massive upzoning, opening Pandora’s Box for demolition of hugely important landmarks. To make the effect of RHNA clear, all Appendices 4.1, 4.3, and 4.7 in Chapter 4 should have the Existing Capacity of individual parcels shown accurately, totaled by Community Plan Area. For example-- Hollywood actually doesn’t need any upzoning, to meet RHNA numbers, but if we accept that it does, its target would be 17,880 units (7% x 255,432). The Housing Element proposes upzoning for 75,274 units.
3. **Excel Appendix 4.1 (“Adequate Sites) misses many documented developments** in Hollywood. Planning’s algorithm shows Zero- (the property won’t be developed) when evictions and development is already happening there. Hollywood is shown in Appendix 4.1 to have “capacity” and probability for development of 6,700 units in “Adequate Sites” in the next 8 years- a huge undercount.
4. **Excel Appendix 4.7 must track historic resources:** The conclusion of unavoidable damage to landmark buildings and neighborhoods in the Housing Element is unacceptable—these landmarks can and should be integrated into planning, on maps and Excel tables. They should be trackable in Appendix 4.7 of Chapter 4. Hollywood Heritage was able to map over 1,000 landmarks in Hollywood and overlay on the Housing Element maps in 2-3 days. It is inexcusable to omit this effort
5. **EIR fails as presented—lacking viable Alternates and Mitigations:** The Housing Element EIR gives a broad-brush review of the standard protections for historic buildings that are ALREADY in place now, but in the Hollywood Community Plan Update right now protections are being proposed to be REMOVED. The mitigations in the Housing Element are widely known to be insufficient. Proper mitigation measures and selection of an Element Alternate that avoids damage to historic areas are necessary. Hollywood Heritage has prepared these for Hollywood. Your Council Condition for this Housing

Element can ensure CEQA compliance for this Housing Element and our upcoming Community Plan Update.

6. **Extend the ARO (Adaptive Reuse Ordinance) now** as a part of this Housing Element adoption—don't look for it as a future program.
7. **Keep redevelopment historic protections**: Because Los Angeles accepted responsibilities for identifying and protecting historic buildings and Districts under Redevelopment Plans and in Redevelopment Plan areas, it is eminently possible to continue implementing those and avoiding any conflicts with this Housing Element,

AGAIN, PLEASE ADD THIS CONDITION AS A PART OF YOUR POSITION ON THIS HOUSING ELEMENT UPDATE.

- **“any implementation in any Community Plan of any rezoning based on this Housing Element will be tailored to reduce and mitigate adverse effects on historic buildings.”**

Respectfully submitted,
HOLLYWOOD HERITAGE



Brian Curran, President

Cc: Harris-Dawson'
Cedillo
Raman
Krekorian
Lee
O'Farrell
Garcetti
Bullock
Housing Committee c/o City Clerk
Los Angeles Conservancy

HOUSING COMMITTEE

Wednesday, October 27, 2021

ROOM 1060, CITY HALL - 3:00 PM
200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER GILBERT A. CEDILLO, CHAIR
COUNCILMEMBER NITHYA RAMAN
COUNCILMEMBER MARQUEECE HARRIS-DAWSON
COUNCILMEMBER PAUL KREKORIAN
COUNCILMEMBER JOHN S. LEE

(Keyonna Kidd - Legislative Assistant - (213) 978-1071 or keyonna.kidd@lacity.org)

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, this Los Angeles City Council committee meeting will be conducted telephonically.

The audio for this meeting is broadcast live on the internet at <https://clerk.lacity.org/calendar>. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area).

Members of the public who would like to offer public comment on the items listed on the agenda should call 1 669 254 5252 and use Meeting ID No. 160 871 1866 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press *9 to request to speak.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please see the information located at the end of this agenda.

Submit written comment at LACouncilComment.com

Click [here](#) for agenda packets

Note: For information regarding the Committee and its operations, please contact the Committee Legislative Assistant at the phone number and/or email address listed above. The Legislative Assistant may answer questions and provide materials and notice of matters scheduled before the City Council. Sign Language Interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact the Legislative Assistant listed above.

Notice to Paid Representatives: If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code 48.01 et seq. More information

Att #1 →

Fiscal Impact Statement: No

Community Impact Statement: None submitted

(4) 21-1079
CD 14

Motion (De Leon - Harris-Dawson) relative to a Request for Information on Civic Center properties for at least 3.5 million square feet of housing and approximately 1.5 million square feet of City office space for municipal support. **(Also referred to the Information, Technology, and General Services Committee and Housing Committee)**

Community Impact Statement: None submitted

(5) 21-1230

Environmental Impact Report (EIR), No. EIR No. ENV-2020-6762- EIR and State Clearinghouse (SCH) No. 2021010130, and related EIR Findings, Statement of Overriding Considerations, Mitigation Monitoring Program (MMP), and related California Environmental Quality Act findings; reports from the Department of City Planning, Los Angeles City Planning Commission, and Mayor relative to the Housing Element Update for the period 2021-2029, Resolution to certify the EIR and adopt the EIR Findings, Statement of Overriding Considerations, and MMP; and, Resolution to amend the Housing Element of the City's General Plan, pursuant to City Charter Section 555 and Los Angeles Municipal Code Section 11.5.6, to revise existing and establish new citywide priorities, policies, goals, and programs for the City to accommodate the City's required housing needs allocation as determined by the Department of Housing and Community Development and the Southern California Association of Governments in the Regional Housing Needs Assessment. **(Also referred to Planning and Land Use Management Committee)**

Applicant: City of Los Angeles

Case No. CPC-2020-1365-GPA

Environmental Nos. ENV-2020-6762-EIR; SCH. No. 2021010130

###1

PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tuesday, November 2, 2021

**JOHN FERRARO COUNCIL CHAMBER, ROOM 340, CITY HALL - 2:00 PM
200 NORTH SPRING STREET, LOS ANGELES, CA 90012**

**MEMBERS: COUNCILMEMBER MARQUEECE HARRIS-DAWSON, CHAIR
COUNCILMEMBER GILBERT A. CEDILLO
COUNCILMEMBER BOB BLUMENFIELD
COUNCILMEMBER JOHN S. LEE
COUNCILMEMBER MONICA RODRIGUEZ**

**Armando Bencomo - Legislative Assistant - (213) 978-1080
(Questions can be submitted to clerk.plumcommittee@lacity.org)**

Pursuant to Assembly Bill 361, and due to concerns over COVID-19, this Los Angeles City Council committee meeting will take all public comment by teleconference.

The audio for this meeting is broadcast live on the internet at <https://clerk.lacity.org/calendar>. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area). If the live audio is unavailable via one of these channels, members of the public should try one of the other channels.

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Att. #1 →

(14) 21-1230

Environmental Impact Report (EIR), No. EIR No. ENV-2020-6762-EIR and State Clearinghouse (SCH) No. 2021010130, and related EIR Findings, Statement of Overriding Considerations, Mitigation Monitoring Program (MMP), and related California Environmental Quality Act findings; reports from the Department of City Planning (DCP), Los Angeles City Planning Commission (LACPC), and Mayor relative to the Housing Element Update for the period 2021-2029, Recommended Actions contained in the Supplemental Report from the DCP dated October 29, 2021; Resolution to certify the EIR and adopt the EIR Findings, Statement of Overriding Considerations, and MMP; and, Resolution to amend the Housing Element of the City's General Plan, pursuant to City Charter Section 555 and Los Angeles Municipal Code Section 11.5.6, to revise existing and establish new citywide priorities, policies, goals, and programs for the City to accommodate the City's required housing needs allocation as determined by the California Department of Housing and Community Development and the Southern California Association of Governments in the Regional Housing Needs Assessment. **(At its meeting held on October 27, 2021, the Housing Committee approved the LACPC report, dated October 21, 2021 in the Council file.)**

Applicant: City of Los Angeles

Case No. CPC-2020-1365-GPA

Environmental Nos. ENV-2020-6762-EIR; SCH. No. 2021010130

Related Case: CPC-2021-5499-GPA

Fiscal Impact Statement: No

Community Impact Statement: Yes

For, if Amended: Rampart Village Neighborhood Council

Against: Westside Neighborhood Council

(15) 20-1213

Environmental Impact Report (EIR), No. EIR No. ENV-2020-6762-EIR and State Clearinghouse (SCH) No. 2021010130, and related EIR Findings,

Att. #1